

2825 WARNER AVENUE  
IRVINE, CALIFORNIA  
18,967 SQUARE FEET AVAILABLE



**PROJECT FEATURES**

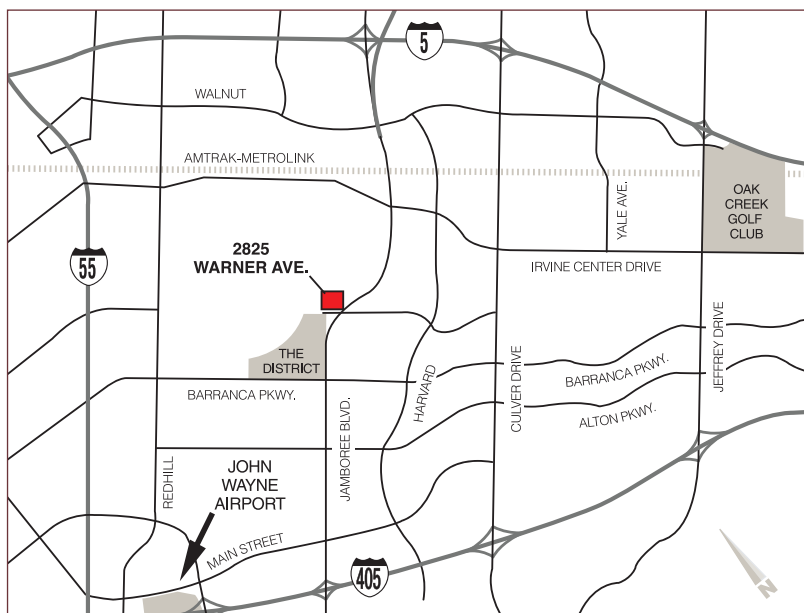
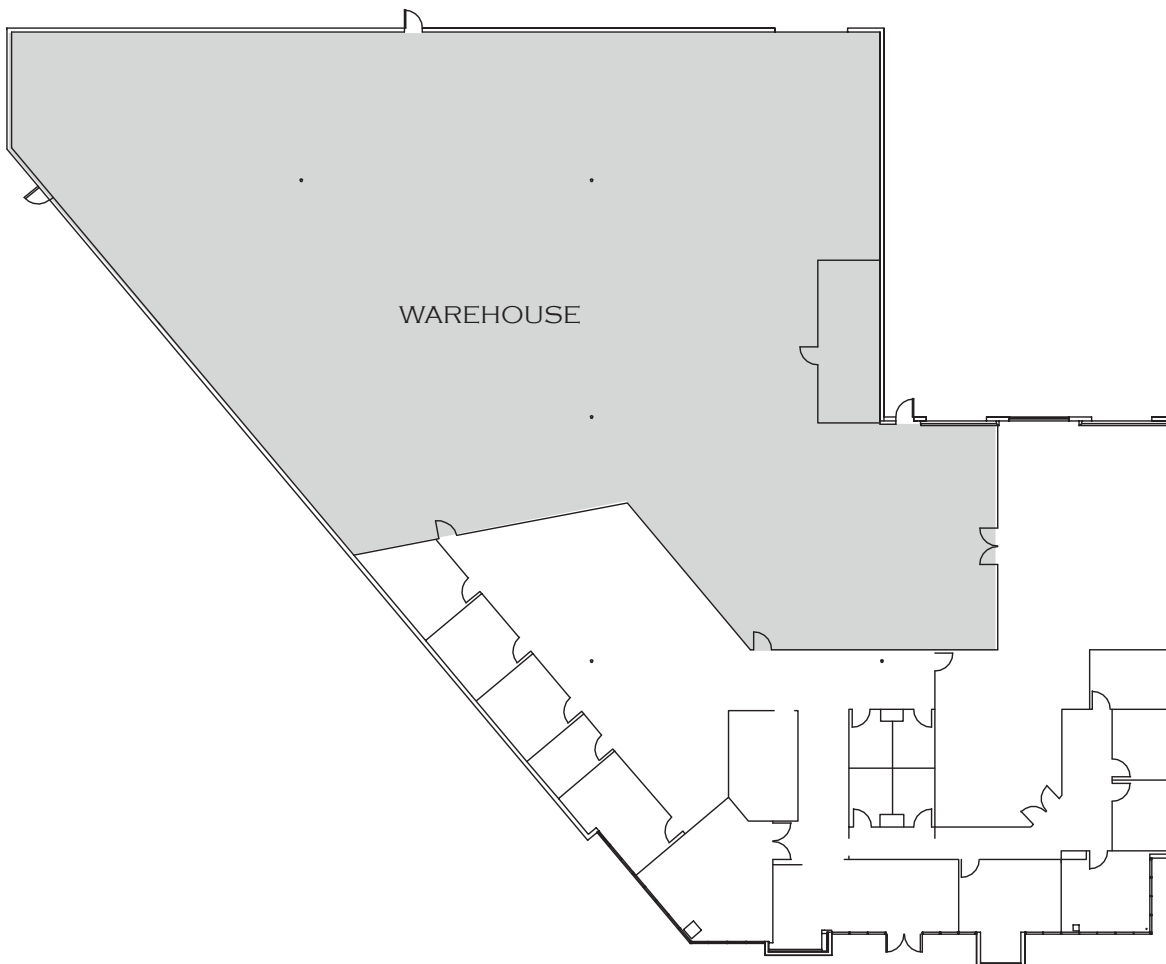
- Excellent corporate headquarters/warehouse building
- Great Irvine location at Jamboree & Warner
- Easy access to the 5, 405 and 55 Freeways
- Building top signage available, visible from Jamboree Road
- Fully sprinklered
- Minutes from The District, The Market Place and John Wayne Airport
- Two-building campus setting

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# FOR LEASE



## BUILDING FEATURES

- Office/Warehouse:
  - Office: 7,035 sq. ft.
  - Warehouse: 11,932 sq. ft.
- Warehouse Clearance: +/- 29'
- Truck Loading:
  - One (1) dock-high door
  - One (1) roll-up door
- Electrical:
  - 800 AMPS
- Fire Sprinklers:
  - .45 GPM/3,000 sq. ft.
- Parking: 1.5:1,000 sq. ft.



Sue Lyle  
Phone (949) 720-2668  
Fax (949) 721-1125  
slyle@irvinecompany.com